O GP GUY POLE

M IV IRRIGATION VALVE

IE INVERT ELEVATION

CONCRETE SURFACE CONCRETE/BRICK WALK CRW/WRW CONCRETE/WOOD RETAINING WALL CC/XC CONCRETE/EXTRUDED CURB CP/IP CONCRETE/IRON PIPE -X X CHAIN LINK FENCE (CLF) CTV CABLE TV COLUMN Ç ∕₩

AREA DRAIN

BOLLARD

BIKE RACK

ELECTRICAL DUCT

ELECTRICAL HANDHOLE

ELECTRICAL MANHOLE

ELECTRICAL VAULT/TRANSFORMER

FOUND SURVEY MONUMENT (AS NOTED)

ELECTRICAL METER

CANOPY

BUILDING LINE

C.O.C.

ECD

EV/ET

\_ \_ \_ \_ \_ \_ \_ \_ \_

☐———O LIGHT POLE (METAL) LIGHT POLE (DECORATIVE) LSCAPE/PA LANDSCAPE/PLANTER CENTERLINE/MONUMENT LINE (0) (0) MANHOLE CONCRETE/WOOD STAIRS H/C PARKING SPACE US □ MAILBOX (FEDERAL/PRIVATE)(MB) OHP/OHT OVERHEAD POWER/TELEPHONE CONIFEROUS TREE OHG/OHB OVERHEAD GUYWIRE/BUS (TROLLEY) DECIDUOUS TREE PARKING SPACE(S) CORRUGATED METAL PIPE PROPERTY LINE (PL) CENTER OF CHANNEL DRIVEWAY ELECTRICAL CONDUIT

PAINTED UTILITY LOCATION PIPE FLOW DIRECTION POLYETHYLENE PS/PSS COMBINED/SANITARY SEWER STORM DRAIN PRIVATE CATCH BASIN PEDESTRIAN PUSH BUTTON (PPB) PEDESTRIAN SIGNAL/PEDESTAL RECORD DATA

ROOF ELEVATION SERVICE DRAIN (STORM) STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145) SANITARY SIDE SEWER (RECORD)

GRAVEL SURFACE

SIGN/STREET NAME SIGN

TRAFFIC CONTROL/STREET LIGHT HANDHOLE

TRAFFIC CONTROL CABINET (TRSCC)

TEMPORARY BENCHMARK (TBM)

TELEPHONE CONDUIT (BURIED)

TRAFFIC SIGNAL CONDUIT (BURIED)

WATER GATE VALVE/CHAMBER

VACATION/CONDEMNATION ORDINANCE

ROCKERY

CLEANOUT

TRENCH DRAIN

TELEPHONE DUCT

TELEPHONE VAULT

TELEPHONE MANHOLE

TRAFFIC FLOW DIRECTION

TELEPHONE SENTRY

TRAFFIC SIGNAL

TOE OF SLOPE

TOP OF BANK

O UP UTILITY POLE (WOOD)

WATER VAUL

WATER MAIN

WATER METER

WATER VALVE

WETLAND FLAG

YARD LIGHT

BRASS DISC

TRCD

TOE

2(B) PURPOSE: CIVIL ENGINEERING DESIGN. 2(C) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS 2(F) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

2(G) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.

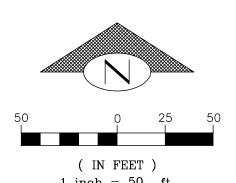
2(H) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES. 3(A) & 3(B) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF

THE FOLLOWING METHODS: 1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.

2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.

3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS. 3(C) SCOPE STATEMENT: AGREED UPON SCOPE BETWEEN PROJECT OWNER/AGENT AND SURVEYOR IS TO PROVIDE A COMPLIANT TOPOGRAPHIC SURVEY.

HORIZONTAL BENCHMARKS: CITY OF ISSAQUAH DESCRIPTION: FOUND 17 PUNCHED BRASS DISC IN CONC MON IN CASE, DOWN 0.4' EASTERLY MONUMENT AT INTERSECTION OF 11TH PL NW & NW NEWPORT WAY 199899 34 1338452.01 CITY OF ISSAQUAH DESCRIPTION: FOUND 13" PUNCHED BRASS DISC IN CONC MON IN CASE, DOWN 0.6'



1 inch = 50 ft.

CONTROL AND EASEMENT DIAGRAM FOUND 1-1/2" BRASS -DISC WITH PUNCH, MON IN CASE, DOWN 0.3' N: 200472.38 (A DEDICATED PUBLIC RIGHT OF WAY) \_ \_ \_ \_ \_ \_ \_ DISC WITH PUNCH, MON IN CASE, DOWN 0.3' PARCEL B (20) N: 200468.39 GAS LINE AREA — E:1338074.35 REC. NO. 9507141179 SANITARY SEWER AREA -REC. NO. 9507141179 NEW LOT 3 CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-01 REC. NO. 9506239001 CITY OF ISSAQUAH BUSINESS CENTER SHORT PLAT OWNER: TOUCHSTONE ISSAQUAH HOTEL | BERM EASEMENT — REC. NO. 9610030885 ADDRESS: 1185 NW MAPLE ST REC. NO. 9611261502 PARCEL B (20) BIOFILTRATION AREA -REC. NO. 9507141179 -----OWNER: SWANBY INVESTMENT GROUP LLC ADDRESS: 10555 NW MAPLE ST PARCEL NO.: 282406-9326 (20) PARCEL B 15' WIDE WATER -FASFMFNT - DRIVEWAY ACCESS AREA ----REC. NO. 8711120437 AMENDED AND RESTATED WITH REC. NOS. 20020319002142 +--- AND 20030430000632 OWNER: ISQOB LLC PARCEL B (20) ADDRESS: 1040 12TH AVE NW GAS LINE AREA PARCEL NO.: 362930-0020 REC. NO. 9507141179 PARCEL B (20) 15' WIDE WATER EASEMEN7 30' WIDE RECIPROCAL DRIVEWAY LOT X REC. NO. 8711120437 AND ACCESS EASEMENT CITY OF ISSAQUAH LOT LINE REC. NO. 20020319002142 ------ADJUSTMENT NO. PLNO I -00085 AND 20030430000632 REC. NO. 20020207900016 CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLNO I -00085 REC. NO. 20020207900016 FOUND 1-1/2" BRASS -DISC WITH PÜNCH, MON IN CASE, DOWN 0.6' 10' WIDE AS BUILT N: 200132.04 ELECTRIC TRANSMISSION E: 1338915.21 FASFMENT REC. NO. 8701300916 FOUND 1-1/2" BRASS \\_\_\_\_\_ DISC WITH PUNCH, MON 40'-40'-- APPROXIMATE LOCATION IN CASE, DOWN 0.3' 1.9'N & 17.1'E OF OF 20' WIDE DRAINAGE DISTRICT 4 EASEMENT INTERSECTION Q FOUND 1-1/2" BRASS *→ 15' WIDE WATER* **S14°32'58"E**\_ RFC. NO. 11582 N: 199815.37 DISC WITH PUNCH, MON SHOWN TO BE VACATED FASFMENT E: 1338072.61 REC. NO. 8711120437 AND MOVED TO PHYSICAL IN CASE, DOWN 0.4' FOUND 1-1/2" BRASS DITCH LOCATION ON REC. N·199899.34 DISC WITH PUNCH, MON NO. 9404049011 E: 1338452.01 IN CASE, DOWN 0.4' FOUND 3" BRASS DISC 0.7'E OF INTERSECTION & WITH PUNCH, MON IN N·199813 10 E:1338056.19 CASE, DOWN 0.5' \_ \_ \_ \_ \_ \_ \_ \_ \_ 0.1'S OF G - FOUND 3" BRASS DISC N: 199884.30 CASE, DOWN 0.7' 6.8'N OF € -N89°08'02"W \$88°24'42"E N: 199866.30 E: 1338357.30 E: 1536537.50

-RIGHT OF WAY DEDICATION

RFC. NO. 8611101024

CUTS AND FILLS

RIGHT FOR SLOPES FOR

SITE NOTES

SITE ADDRESS: 1040 12TH AVENUE NW ISSAQUAH, WA 98027

TAX ACCOUNT NO .: 362930-0020-05

ZONING:

UC — URBAN CORE

HORIZONTAL DATUM:

NAD 83/2011 (EPOCH 2010.00)

INTERSECTION OF NW MAPLE ST &

NW NEWPORT WAY

CITY OF ISSAQUAH

NW NEWPORT WAY

76.86'

твм 'с'

DESCRIPTION: SET CHISELED SQUARE AT SW

CORNER OF WV

DESCRIPTION: FOUND 13" PUNCHED BRASS DISC IN

CONC MON IN CASE, DOWN 0.4'

INTERSECTION OF 12TH AVE NW &

EAST SIDE OF 12TH AVE NW, ~18'N

OF NW PROPERTY CORNER.

200132.04

VERTICAL DATUM:

VERTICAL BENCHMARKS:

1338915.21

NORTHING:

EASTING:

EASTING:

NAVD 88

SOURCE:

ELEVATION:

ELEVATION: 69.27'

SOURCE:

ZONING AGENCY: CITY OF ISSAQUAH PLANNING DEPARTMENT

1775 12TH AVENUE NW ISSAQUAH, WA 98027 (425) 837-3080

SETBACKS: CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS

FOLLOWING CONSTRUCTION.

FLOOD ZONE: THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUGUST 19, 2020, COMMUNITY PANEL NO. 53033C0691J, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2%

HORIZONTAL DATUM: NAD 83/2011 (EPOCH 2010.00)

ANNUAL CHANCE FLOODPLAIN.

VERTICAL DATUM: NAVD 88

MORE OR LESS.

SITE AS SHOWN CONTAINS 176,560 SQUARE FEET OR 4.0533 ACRES,

PARKING SPACE COUNT: PARKING SPACES TOTAL 161 INCLUDING 2 DISABLED PARKING SPACES.

SUBSTRUCTURES:

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS

FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN

AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS: SANITARY SEWERS, SURFACE WATER, WATER CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS

1775 12TH AVENUE NW PO BOX 1307 ISSAQUAH, WA 98027 (425) 837-3470 FAX: (425) 837-3479

NATURAL GAS: PUGET SOUND ENERGY 10885 NE 4TH STREET, SUITE 1200 PO BOX 97034

BELLEVUE, WA 98009-9734

(425) 454-6363

(888) 225-5773 TELEPHONE: LUMEN TECHNOLOGIES 1600 7TH AVENUE

(800) 244-1111 DESCRIPTION:

IN KING COUNTY, WASHINGTON.

SEATTLE, WA 98191

LOT X OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN01-00085, RECORDED FEBRUARY 7, 2002 UNDER RECORDING NO. 20020207900016,

PARCEL B: RECIPROCAL ACCESS EASEMENT ESTABLISHED IN RECIPROCAL DRIVEWAY ACCESS EASEMENT DOCUMENT RECORDED JULY 14, 1995 UNDER RECORDING NO. 9507141179, RECORDS OF KING COUNTY, WASHINGTON, AS AMENDED BY INSTRUMENTS RECORDED MARCH 19, 2002 AND APRIL 30, 2003 UNDER RECORDING NUMBERS 20020319002142 AND

TITLE REPORT REFERENCE: THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1051676, DATED FEBRUARY 03, 2021. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS: ITEMS CIRCLED ARE SHOWN ON MAP.

(12) EASEMENT RIGHTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812 AND THE RIGHTS OF THE CITY OF ISSAQUAH. SUCCESSOR IN INTEREST TO DRAINAGE DISTRICT NO. 4, ACQUIRED BY OCCUPATION OR USE OF THAT PORTION OF SAID PREMISES LYING OUTSIDE OF THE BOUNDARIES OF THE DRAINAGE DITCH AS TAKEN BY CONDEMNATION ACTION FILED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812.

SURVEYOR'S NOTE: ALLOWS FOR MAINTENANCE OF THE STREAM. (13) RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ISSAQUAH SHORT PLAT NO. 78-07 RECORDED DECEMBER 19, 1978 AS RECORDING NO. 7812190858, IN KING COUNTY, WASHINGTON. 14. RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT

TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED JULY 29, 1983 UNDER RECORDING NO. 8307290569.

AFFECTS: A SOUTHERLY PORTION ALONG 12TH AVENUE NORTHWEST. SUEVEYORS NOTE: LIES WITHIN RIGHT OF WAY DEDICATION AREA ALONG WEST PROPERTY LINE, PER REC. NO. 8611101024.

(15) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID

PREMISES FOR ROAD AS GRANTED BY DEED RECORDED NOVEMBER 10, 1986 UNDER RECORDING NO. 8611101024. (16) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JANUARY 30, 1987 RECORDING INFORMATION: 8701300916

PUGET SOUND POWER & LIGHT COMPANY, A IN FAVOR OF: WASHINGTON CORPORATION

ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES AS DESCRIBED THEREIN.

CONTAINS COVENANT PROHIBITING STRUCTURE OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND (17) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: NOVEMBER 12, 1987 RECORDING INFORMATION: 8711120437 IN FAVOR OF: CITY OF ISSAQUAH

WATERMAIN AFFECTS: AS DESCRIBED THEREIN.

(18) RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ISSAQUAH SHORT PLAT NO. 93-02 RECORDED APRIL 04, 1994 AS RECORDING NO. 9404049011, IN KING COUNTY,

SURVEYOR'S NOTE: BUFFERS ALONG SOUTH PROPERTY LINE SHOWN ON REC. DOCUMENT ARE NOT PLOTTABLE AS CURB DOES NOT EXIST ON NEWPORT WAY.

RECORDED: MAY 16, 1994 RECORDING NO.: 9405160635 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 14. 1995 AND OCTOBER 20, 1998 AS RECORDING NOS. 9507141180 AND 9810202059 OF OFFICIAL RECORDS.

19. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, STATES USES AND PURPOSES OF COMMON AREAS, CONSTRUCTION EASEMENTS, ETC. SHOWN ON SHORT PLAT, REC. NO. 9404049011. (20) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JULY 14, 1995 UNDER RECORDING NO.

PEDESTRIAN TRAFFIC AS DESCRIBED THEREIN SAID INSTRUMENT CONTAINS PROVISIONS FOR BEARING THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE ACCESS OF

VEHICULAR AND PEDESTRIAN TRAFFIC BY THE USERS. SAID INSTRUMENT INCLUDES A TEMPORARY EASEMENT OVER PORTION OF SAID PREMISES AND OTHER PROPERTY.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH

RIGHT OF ACCESS OF VEHICULAR AND

19, 2002 AND APRIL 30, 2003 AS RECORDING NOS. 20020319002142 AND 20030430000632 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SOME AREAS DESCRIBED WITHIN THE RECORDED DOCUMENT DO NOT AFFECT THE SUBJECT PROPERTY. 21. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF ISSAQUAH BUSINESS CENTER RECORDED OCTOBER 03, 1996 AS VOLUME 177, PAGES 77 THROUGH 78, UNDER

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, NO PLOTTABLE  $\widehat{22}$ ) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: NOVEMBER 26, 1996 UNDER RECORDING

RECORDING NO. 9610030885, IN KING COUNTY, WASHINGTON.

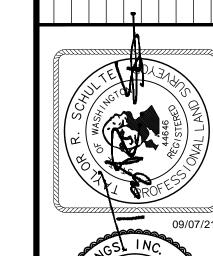
BERM LANDSCAPING AS DESCRIBED THEREIN AFFECTS: DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 14, 2018 AS RECORDING NO. 20180914000477 OF

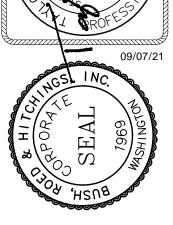
NO. 9611261502

OFFICIAL RECORDS. SURVEYOR'S NOTE: BEAM EASEMENT LIES BETWEEN SPRING HILLS BUILDING ON PROPERTY NORTH AND THE CURB ON THE SUBJECT

23. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. PLN01-00085: RECORDED: FEBRUARY 07, 2002

RECORDING INFORMATION: 20020207900016 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, NO PLOTTABLE





2021034.0

